

**ZONING BOARD  
BOROUGH OF RUMSON  
February 16, 2021  
7:30 P.M.  
VIRTUAL ONLINE PUBLIC MEETING**

For the duration of the Coronavirus Health Emergency the Rumson Borough Hall Municipal Building is closed to the general public and meetings are held with participation at remote locations, connected by conferencing software provided by **Zoom.us**. Members of the public are invited to view meetings live using the Zoom format, which will allow them to be recognized and contribute with voice and video when they are invited to do so during public portions of the meeting.

**TO JOIN A LIVE MEETING:** Members of the public and other participants use the same procedure:

Video and Audio Options:

1. If you are joining from a smartphone or tablet, install the Zoom app. Access the app and join with meeting number **838 1652 8996** or use the link below.
2. If you are joining from a desktop or laptop computer with a web browser, open **[https://us02web.zoom.us/j/838 1652 8996](https://us02web.zoom.us/j/83816528996)**

Audio Only Options:

1. If you are joining by telephone, dial **+1 646-558-8656 followed by the meeting number 838 1652 8996**
  - a. Additional Phone Number Options: +1 301-715-8592, +1 312-626-6799

When members of the public join the meeting, your microphone will be off (muted). Each individual will have control over their video element of the meeting (if available).

**TO PARTICIPATE IN A LIVE MEETING:** During the public comment section of the meeting, individuals will need to virtually “raise” their hand to participate.

***For access from a desktop, laptop or the zoom app:***

You will need to utilize the zoom controls at the bottom of the Zoom Window to “raise” your hand. The moderator will announce your designation and relay it to the board. Once the board acknowledges, you will be unmuted. Once the discussion has concluded, you will be placed back on mute and the board will proceed to the next public comment.

***For access from the phone number:***

You will need to dial \*9 on your phone. This will notify the moderator of your designation. Once the last three digits of your phone number are read and acknowledged by the board you will be unmuted. At the conclusion of your discussion, you will be placed back on mute and the board will proceed to the next public comment.

**TIPS: Controls appear at the bottom of the Zoom window. You can use these controls to attract attention, ask a question, or send a message.**

**AGENDA  
Zoning Board  
Borough of Rumson  
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Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

**1.** The continued application of **North Star, LLC**, 45 Washington Street (Block 30, Lot 14, R-5 Zone) to raze existing residence and shed to construct a new single-family residence and detached garage at the existing premises. The property is currently non-conforming in Minimum Lot Area 6,000 sf. Required; 4,454 sf. Existing, Minimum Lot Width and Frontage 50 feet Required; 49.5 feet Existing and Interior Lot Shape 34 feet Required; 20.0 feet Existing. Based on the Board's review and discussion relative to this application at the January 19, 2021 meeting the applicant submitted a revised Architectural Plan by Alec P. Shissias, RA, RLA, 3 sheets, dated 01/05/21; revised 02/10/21 to address the Board's issues and concerns. Reduced non-conformities in Building Front Setback 35 feet Required; 20.0 feet Original Proposed; 20.5 feet Proposed, Porch Front Setback 30 feet Required; 15 feet Original Proposed; 16.5 feet Proposed, Maximum Building Coverage 1,037 sf. Permitted; 1,336 sf. Original Proposed; 1,275 sf. Proposed and Maximum Floor Area 1,781 sf. Permitted; 2,220 sf. Original Proposed; 2,134 sf. Proposed. In addition, the residence side setback non-conformity was eliminated. The following non-conformities were unchanged the Rear Setback 35 feet Required; 29.0 feet Proposed. Accessory Building Side and Rear Setback 5 feet Required; 3.0 feet Side and Rear Setback Proposed.

**2.** The application of **Brad & Katie Weber**, 78 Bingham Avenue (Block 35, Lot 9, R-5 Zone) to construct a new porte-cochere, over the existing driveway, on the side of the residence with a second floor playroom at the existing premises. The residence is currently non-conforming in the Porch front Setback 30 feet Required; 27.1 feet Existing and Minimum Side Setback Required one side 7 feet and total of 19 feet; Existing one side 5.9 feet and total of 26.94 feet. New construction will increase side setback non-conformity Proposed one side 5.9 feet and total of 12.18 feet.

**3.** The application of **Steven & Janice Weinreb**, 77 Waterman Avenue (Block 144, Lot 10, R-5 Zone) to convert unfinished space over attached garage into an exercise room. Proposed expansion will add 385 sf. of floor area to the existing premises. The new construction will create non-conformity in Maximum Floor Area 3,500 sf. Permitted; 3,494 Existing; 3,879 sf. Proposed.

**4.** The application of **David & Patricia Springsteen**, 11 Highland Avenue (Block 49 Lot 33, R-5 Zone) Raze existing residence and construct a new single-family residence with a two-car attached garage, front covered porch, pool with spa and water trough at the existing premises. New residence will not be located in the Flood Zone. New construction will create non-conformities in Maximum Building Coverage 2,261 sf. Permitted; 2,550 sf. Proposed, Maximum Floor Area 3,500 sf Permitted; 3,754 sf. Proposed and Maximum Building Height 35 feet Ridge / 26 feet Eaves Permitted; 36.75 feet Ridge / 31.83 feet Eaves Proposed

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**5.** The application of **Atlantic Builders Custom Homes, LLC**, 20 Shrewsbury Drive (Block 134, Lot 16, R-2 Zone) to raze the existing residence and detached garage to construct a new single-family residence, detached garage and in-ground pool at the existing premises. New residence will be elevated to comply with the required Base Flood Elevation (BFE). The property is currently non-conforming in Lot Area 1 ac. Required; 0.51 ac. Existing, Minimum Lot Width and Frontage 150 feet Required; 100 feet Existing and Corner Lot Shape 100 feet Required; 50 feet Existing. New construction will create non-conformities in Minimum Side Setback Required one side 27 feet and total of 54 feet; one side 10.4 and total of 27.4 feet Proposed and Maximum Building Coverage 2,865 sf. Permitted; 3,200 sf. Proposed and garage doors facing Shrewsbury Drive. Generally, garages must face the side line or rear line except where permanently screened by portions of the principal building.

**ADMINISTRATIVE:**

**Approval of January 19, 2021 Minutes**

**Approval of February 16, 2021 Resolution:**

**Kevin Chieff**, 13 Bay Street (Block 68, Lot 12, R-5 Zone)

State Shorthand Reporting Service